

# 100 Acres Outside Lampasas on Naruna Road

100± acres | \$1,575,000 | Lampasas, Texas | Burnet County



*Chas. S. Middleton*

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

# 100 Acres Outside Lampasas on Naruna Road

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## Property Description

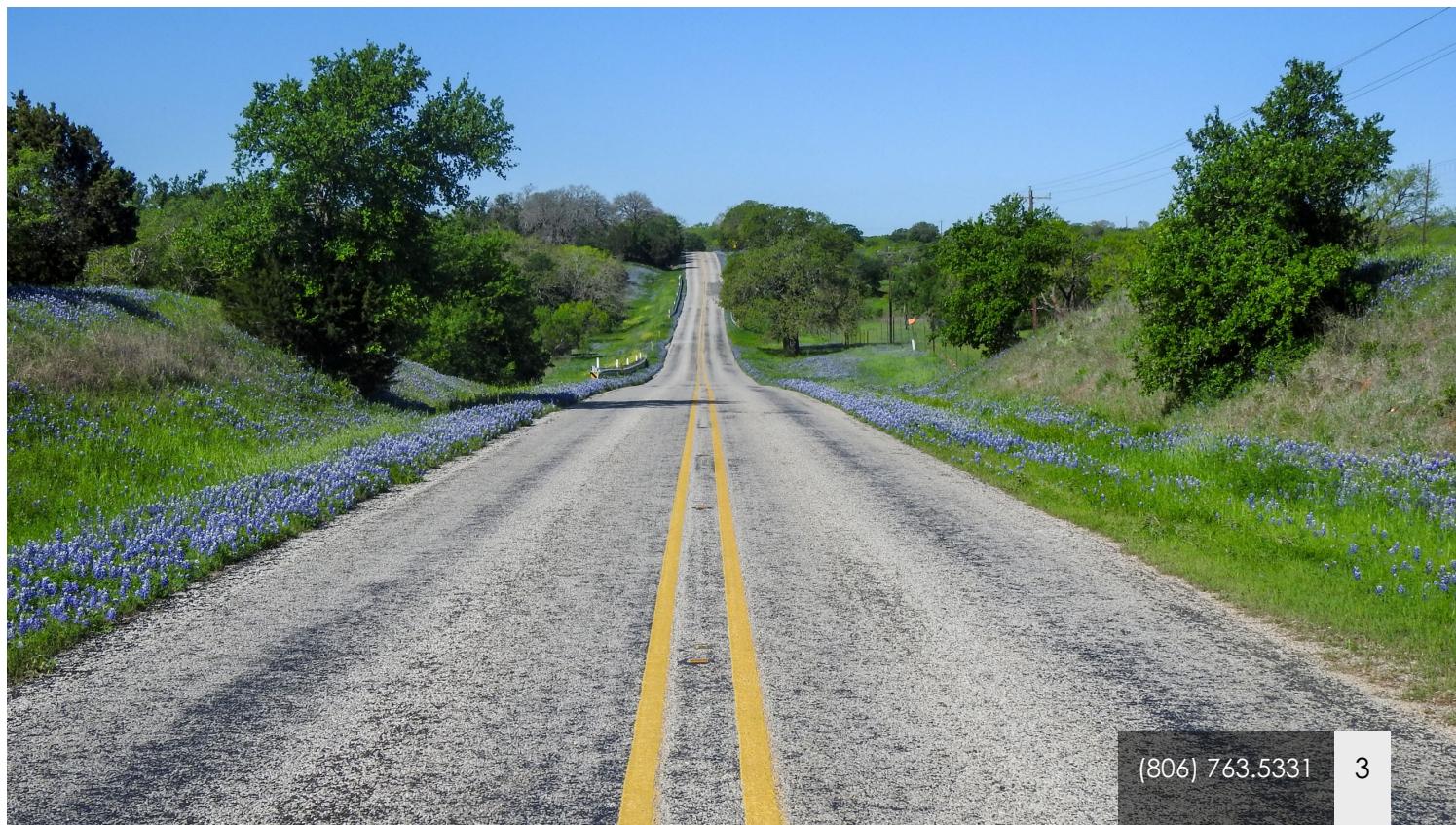
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This ranch, consisting of approximately 100 acres, is located in north central Burnet County, 2 miles southwest of Lampasas. The property has approximately 0.4 of a mile of frontage along FM 1478 (Naruna Road). This is a prime location just outside of town yet a quaint rural area. This location is Lampasas' proud home of two local wineries. The award-winning Texas Legato Winery joins the property along its east boundary. You can enjoy smooth, award-winning wines from Texas-grown grapes in the tasting room or on the patio overlooking the vineyard, a short walk from your own Hill Country ranch. Less than a quarter of a mile further east you will find the Pillar Bluff Vineyards.

The namesake for this winery, Pillar Bluff Creek, meanders through this ranch for approximately 1/2 mile. This is a seasonal creek that is lined with beautiful large live oak and pecan trees. The northwest portion of the ranch has an elevation of 1,140 feet and overlooks the fertile landscape along the creek where the elevation drops to 1,100 feet above MSL. This area is wooded including post oaks, live oaks, elm, hackberry, mesquite, and some cedar trees. There are several excellent homesites on the ridges between the deep draws leading to the creek.

Approximately 50 acres on the south side of the creek consist of fertile Oakalla silty clay loam soils that were used to grow various crops in the past. This area has returned to a native mesquite habitat with a good turf of native grasses. Whitetail deer are abundant in this area of the ranch. It could be put back in production, planted in improved pasture, or left as a wildlife habitat. Approximately 14 acres on the north side of the creek, along the FM road, is currently being used for hay production. A sizable portion of the ranch is located within FEMA 100-year floodplain. However, this area has not flooded since the construction of the flood control dam upstream, approximately 65 years ago.

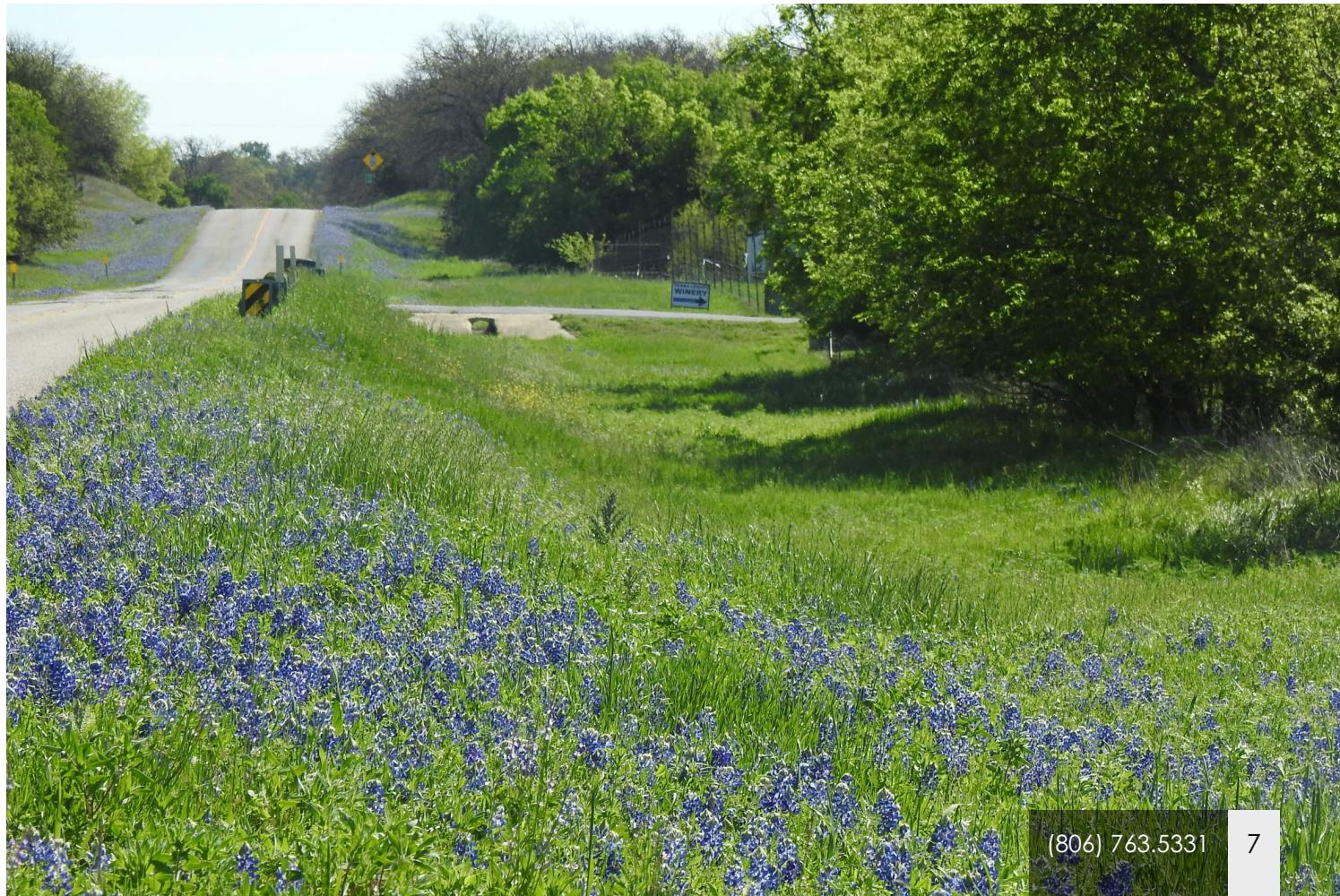
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## Improvements

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There are no structural improvements on the ranch. The perimeter fencing is good and the seller will fence along the west boundary, where it joins the additional acres that is available. Ground water is plentiful in the area with several good wells nearby. Electricity is provided by Pedernales Electric Coop with a power line running along the FM road and traversing near the southwest corner of the ranch.

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## Wildlife • Hunting

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The hunting is considered good in the area. Whitetail deer, turkey, and hogs can be found on the property, along with a herd of Axis deer. Aoudad sheep have also been sighted in this area. The creek provides a source of water for livestock and wildlife, with holes that normally hold water year-round except during drought conditions.

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## Price

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\$1,575,000 • \$15,750 per acre

## Remarks

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This property will make a great gentleman's ranch with a beautiful homesite overlooking your own fertile valley. It is perfect for livestock production, crops (if desired), and of course hunting. This ranch is reasonably priced considering all it has to offer...plus you will not find a better location for the area. It is an excellent investment opportunity, as this area has just begun to see the growth that is coming our way.

Uniquely positioned as the Gateway to the Hill Country, Lampasas is a hidden gem in Central Texas and has something to offer everyone! Take a stroll in the Historic Downtown Square. All around town you can view murals that tell a story, visit one of the many delicious eateries, and shop the unique stores. In addition to the two wineries that join this property, there are a couple a little further west...Fiesta Winery and the Stoneledge Winery & Vineyard. Hancock Park Golf Course is located along Naruna Road less than three miles from the ranch. (Hancock Park Golf Course is a unique 18-hole golf course. The course has beautiful native trees, and Sulphur Creek winds through 11 of the 18 holes.) Lampasas has everything you need for relaxing country living yet is a short drive to the big box stores in Marble Falls, Killeen, or Cedar Park.

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Call Robby Vann today at (512) 423.8112 for more information or to schedule a tour.







31.0266, -98.2348



## LAMPASAS CO

**BURNET CO**

## Pillar Bluff

# Soil Conservation Service Site 4 Reservoir

## *Reservoir Number Four*

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